



Oliver Stedman Government Center  
4808 Tower Hill Road; Suite 116  
Wakefield, RI 02879  
401-783-3370

### **15 DAY PUBLIC NOTICE**

File Number: 2016-03-027 Date: March 9, 2016

This office has under consideration the application of:

**CV River House, LLC  
30 Jelliff Lane  
Southport, CT 06824**

for a State of Rhode Island Assent to construct and maintain:

An apartment complex consisting of 172 studio one and two bedroom apartments located in two interconnected residential buildings fronting along Point Street and the Providence River. The proposed improvements also include an access driveway, parking areas and pedestrian plazas. This project represents Phase 4 of the overall South Street Landing Project which includes 4 individual phases. The overall project is depicted on the Urban Coastal Greenway Master Plan attached herein. The overall project includes a public greenway with waterfront access consistent with CRMC's Metro Bay Special Area Management Plan.

|                   |                        |
|-------------------|------------------------|
| Project Location: | 11 and 15 Point Street |
| City/Town:        | Providence             |
| Plat/Lot:         | 21/438, 439, 440       |
| Waterway:         | Providence River       |

Plans of the proposed work may be seen at the CRMC office in Wakefield.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

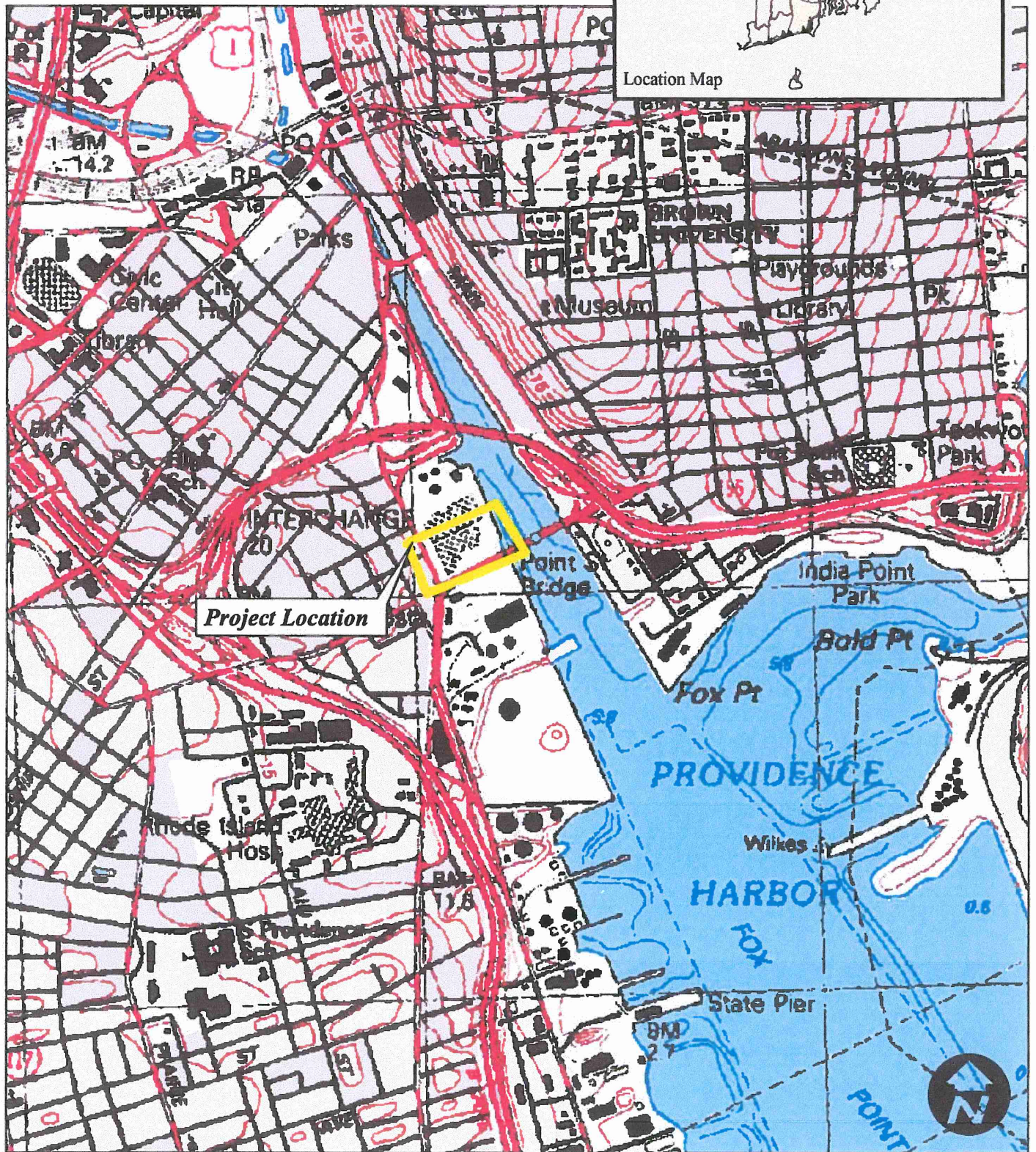
You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before March 24, 2016.



River House (Phase 4)  
Providence, RI

Figure I-1 Vicinity Map



**BETA**

1,000 500 0 1,000 Feet

Scale: 1" = 1,000'



Engineered by:

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CV PROPERTIES LLC

Development • Investment

SPAGNOLO GINNESS & ASSOCIATES, LLC

ARCHITECTURE • PLANNING • INTERIOR DESIGN

TRUO / KOBUS & ASSOCIATES

LANDSCAPE ARCHITECTURE

HALVORSON DESIGN PARTNERSHIP

LANDSCAPE ARCHITECTURE

Project

**South Street Landing**

Providence, Rhode Island

Title

**Urban Coastal Greenway Master Plan**

| Revisions | No. | Description | Date     |
|-----------|-----|-------------|----------|
| 1         | 1   | Initial     | 10/01/15 |
| 2         | 2   | Revised     | 10/01/15 |
| 3         | 3   | Revised     | 10/01/15 |
| 4         | 4   | Revised     | 10/01/15 |

File: 4597 Master Plan UCG CHG.dwg

Drawn By: NUZ

Designed By: KVA

Checked By: KVA

Job No: 4597

Date: August 2015

North Arrow

Scale

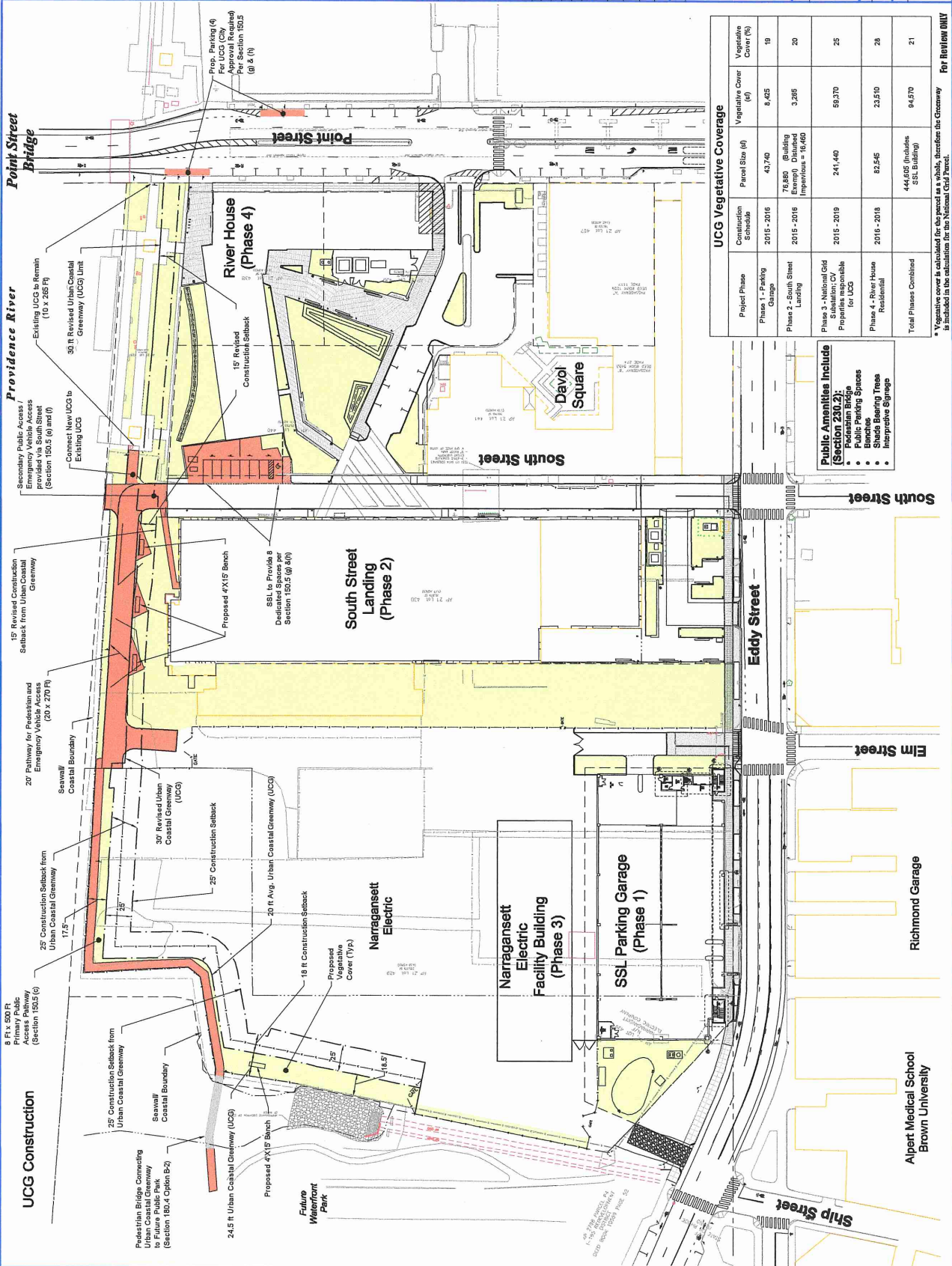
0 40 80

Scale 1" = 40'

Scale 1" = 80'

Sheet No.:

**C1.00**



**UCG Vegetative Coverage**

| Project Phase                                                      | Construction Schedule | Parcel Size (sq ft)             | Vegetative Cover (sq ft) | Vegetative Cover (%) |
|--------------------------------------------------------------------|-----------------------|---------------------------------|--------------------------|----------------------|
| Phase 1 - Parking Garage                                           | 2015 - 2016           | 43,740                          | 8,425                    | 19                   |
| Phase 2 - South Street Landing                                     | 2015 - 2016           | 76,890 (Building Excluded)      | 3,385                    | 20                   |
| Phase 3 - Medical Grid South of UCG Properties responsible for UCG | 2015 - 2019           | 241,440                         | 59,370                   | 25                   |
| Phase 4 - River House Residential                                  | 2016 - 2018           | 82,546                          | 23,510                   | 28                   |
| Total Phases Combined                                              |                       | 444,605 (Includes SSL Building) | 94,570                   | 21                   |

- Public Amenities Include (Section 230.2):**
- Pedestrian Bridge
  - Pedestrian Pathways
  - Shade Bearing Trees
  - Interpretive Signage

\* Vegetative cover is calculated for this period as a whole, therefore the Greenway is included in the calculation for the National Grid Panel.

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CV PROPERTIES LLC  
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TSOI / ROBUS & ASSOCIATES  
ARCHITECTURE • PLANNING • INTERIOR DESIGN

HALVORSON DESIGN  
PARTNERSHIP  
landscape architecture

Project

**River House Residential**

Point Street  
Providence, Rhode Island

Title

Site Plan No. 2

| Revision | By               | Date       |
|----------|------------------|------------|
| 1        | CM/CD Submission | 03/02/2018 |

File: 4587 Site Plan River Housing

Drawn By: MZ

Designed By: SBB

Checked By: HMM

Job No: 4587 Date: MARCH 2018



Scale

1" = 20'

Scale of Plan: 1"=20'

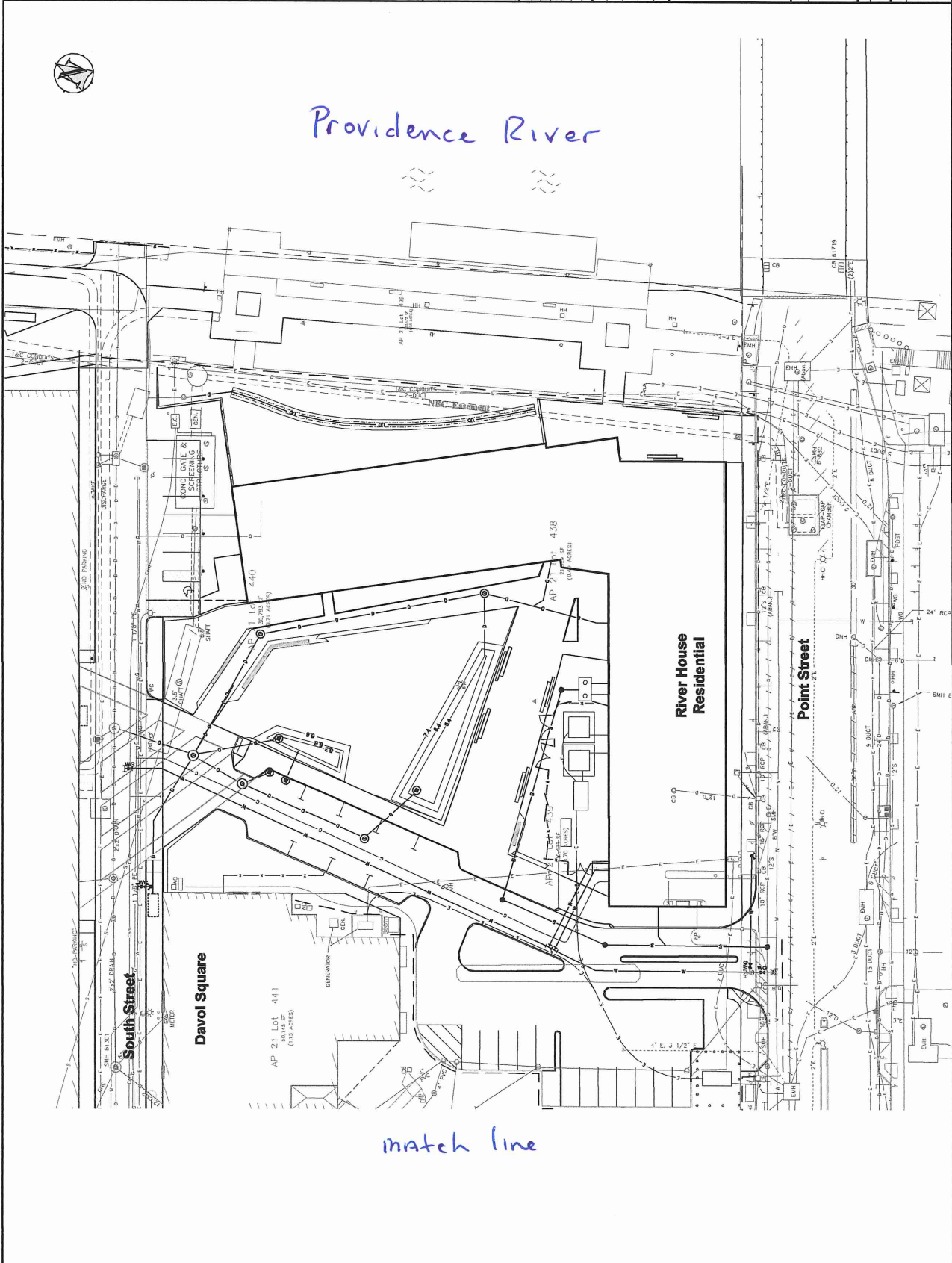
Graphic Scale: 0 20 40

North Arrow

PERMIT PLANS

Sheet No.:

**C3.2**





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LANDSCAPE ARCHITECTURE

Project

**River House Residential**

Point Street  
Providence, Rhode Island

Title

Site Plan No. 1

| Revisions | By            | Date       |
|-----------|---------------|------------|
| 1. Update | CV Properties | 01/12/2013 |

File: 4597 Site Plan River Housing

Drawn By: NIZ

Designed By: NIZ

Checked By: NMA

Job No: 4597 Date: MARCH 2013



Scale

0 20 40

Scale in Feet 1"=20'

ALL DIMENSIONS SHOWN UNLESS OTHERWISE NOTED

Sheet No. 2

**PERMIT PLANS**

**C3.1**

